



Village of Lombard

Village Hall
255 East Wilson Ave.
Lombard, IL 60148
villageoflombard.org

Meeting Agenda

Plan Commission

Donald F. Ryan, Chairperson
Commissioners: Ronald Olbrysh,
Martin Burke, Ruth Sweetser,
Stephen Flint and John Mrofcza
Staff Liaison: Jennifer Ganser

Monday, February 20, 2017

7:00 PM

Village Hall - Board Room

Call to Order

Pledge of Allegiance

Roll Call of Members

Public Hearings

[170086](#)

PC 17-01: 400 E. St. Charles Road, Oakview Estates Phase II

Requests that the Village take the following actions on the subject property located within the R4PD Planned Development (Oakview Estates Planned Development):

1. Pursuant to Section 155.504 (A) (major changes in a planned development) of the Lombard Zoning Ordinance, amend the Oakview Estates Planned Development, as established by Ordinance No. 5488, as follows:
 - a. Change the use from condominiums to attached single-family (townhomes);
 - b. Approve a deviation from Section 155.409(F)(3)(a) and 155.508(C)(6) to reduce minimum required front yard setback from 30 feet (30') to one foot (1');
 - c. Approve a deviation from Section 155.409(F)(3)(d) and 155.508(C)(6) to reduce minimum required rear yard setback from 30 feet (30') to 20 feet (20');
 - d. Approve a deviation from Section 155.409(F)(3)(c)(ii) and 155.508(C)(6) to reduce minimum required interior side yard setback for exterior lots from 15 feet (15') to five feet (5'); and
 - e. Approve a deviation from Section 155.409(G) to increase the maximum allowable building height from 36 feet (36') to 36 feet and six inches (36'6");
2. Pursuant to Section 155.208 (number of buildings on a lot of record) of the Lombard Zoning Ordinance, approve a conditional

- use for three principal structures on one lot of record;
3. Pursuant to Section 155.409(K)(3) (Restrictions on attached single-family dwellings) of the Lombard Zoning Ordinance, approve a variation to reduce the minimum separation between buildings containing attached single-family dwellings from thirty feet (30') to twenty feet (20');
 4. Pursuant to Section 155.602(A)(3)(e) of the Lombard Zoning Ordinance, approve a variation to allow off-street parking spaces open to the sky to be located in a required front yard;
 5. Pursuant to Section 155.511 (site plan approval) of the Lombard Zoning Ordinance, approve a ten-unit townhome development based upon the submitted plans; and
 6. Pursuant to Section 154.203(D) (Minor and major plats of resubdivision) of the Lombard Zoning Ordinance, approve a major plat of resubdivision (if warranted). (DISTRICT #4)

[170087](#)**PC 17-05: 1011 S. Main Street**

Requests the following variances for a proposed public information freestanding automatic changeable copy (ACC) sign at the southeast corner of Main Street and Wilson Avenue:

1. A variance from 153.210(E) to allow for an automatic changeable reader board of twenty-four (24) square feet, where sixteen (16) square feet is allowed by code;
2. A variance from 153.219(A) to allow for an institutional sign of forty (40) square feet, where thirty-two (32) square feet is allowed by code; and
3. A variance from 153.219(B) to allow for an institutional sign of ten feet (10') in height, where six feet (6') in height is allowed by code. (DISTRICT #6)

[170088](#)**PC 17-06: Text Amendment to the Zoning Ordinance**

Requests a text amendment to Section 153.215 and Section 153.602 of the Lombard Zoning Ordinance (and any other relevant sections for clarity) to amend the time period and applicability of development sign regulations. (DISTRICTS - ALL)

[170089](#)**PC 17-07: Text Amendment to the Zoning Ordinance, Rear Yard Setback**

Requests a text amendment to Section 155.407(F)(4), R2 Single-Family Residence District requirements of the Lombard Zoning Ordinance (and any other relevant sections for clarity) to amend the minimum rear yard setback requirement from thirty-five feet (35') to twenty-five feet (25'). (DISTRICTS - ALL)

Business Meeting

Approval of Minutes

Request to approve the February 6, 2017 minutes.

Public Participation

A 15-minute period is allowed for public comments on any issue related to the Plan Commission.

DuPage County Hearings

There are no DuPage County hearings.

Chairperson's Report

As presented by the Plan Commission Chairperson.

Planner's Report

As presented by the Assistant Director of Community Development.

Unfinished Business

There is no unfinished business.

New Business

There is no new business.

Subdivision Reports

There are no subdivision reports.

Site Plan Approvals

[170090](#)

SPA 17-01: 2301 Fountain Square Drive (Yard House USA, Inc.)
Requests that the Village grant site plan approval for a proposed 9,881 square foot restaurant. The petitioner plans to demolish the existing closed Champps restaurant and build a slightly smaller restaurant. No variances are being requested. (DISTRICT #3)

Workshops

There are no workshops.

Adjournment